114.0	0007	0011.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	723,800 /	723,800
					USE VALUE:	723,800 /	723,800
					ASSESSED:	723,800 /	723,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
51		AERIAL ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KELLEHER MICHAEL & TRACY A
Owner 2:	
Owner 3:	
Street 1:	51 AERIAL ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 7,191 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1955, having primarily Wood Shingle Exterior and 1568 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7191.000	278,200	600	445,000	723,800
Total Card	0.165	278,200	600	445,000	723,800
Total Parcel	0.165	278,200	600	445,000	723,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 461.61 | /Parcel: 461.6

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 73440

GIS Ref

GIS Ref

Insp Date 09/27/18

!8900!

PREVIOUS ASSESSMENT

Parcel ID 114.0-0007-0011.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	278,200	600	7,191.	445,000	723,800	723,800	Year End Roll	12/18/2019
2019	101	FV	223,500	600	7,191.	451,400	675,500	675,500	Year End Roll	1/3/2019
2018	101	FV	220,300	600	7,191.	336,900	557,800	557,800	Year End Roll	12/20/2017
2017	101	FV	220,300	600	7,191.	305,200	526,100	526,100	Year End Roll	1/3/2017
2016	101	FV	220,300	600	7,191.	292,400	513,300	513,300	Year End	1/4/2016
2015	101	FV	206,600	600	7,191.	247,900	455,100	455,100	Year End Roll	12/11/2014
2014	101	FV	206,600	600	7,191.	235,200	442,400	442,400	Year End Roll	12/16/2013
2013	101	FV	206,600	600	7,191.	223,800	431,000	431,000		12/13/2012

PRINT

Date	Time
12/10/20	23:26:10

LAST REV

Date	Time
10/05/18	12:27:51
apro	
8900	

USER DEFINED

Prior Id # 1:	73440
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	20769-17		9/1/1990		164,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/7/2017	1482	Redo Bat	23,500	C				
3/30/2012	302	Manual	8,000					install cental AC
12/14/2005	1146	Addition	55,000			G7	GR FY07	14X16 1STRY ADD W/
9/28/2005	880	Re-Roof	2,800					REROOF FRT ONLY
8/10/2005	730	Porch	5,800			G7	GR FY07	STEPS TO OFP
9/24/2003	819	Porch	6,500					replace existing p
8/30/1999	568	Dormers	25,000					FULL SHED DORMER
10/11/1994	543		2,000					WDK 10X17

ACTIVITY INFORMATION

Date	Result	By	Name
9/27/2018	MEAS&NOTICE	BS	Barbara S
5/9/2012	Info Fm Prmt	MM	Mary M
12/10/2008	Meas/Inspect	189	PATRIOT
3/25/2000	Inspected	264	PATRIOT
2/10/2000	Measured	197	PATRIOT
9/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7191		Sq. Ft.	Site		0	70.	0.88	5									445,009						445,000	

Total AC/HA: 0.16508 | Total SF/SM: 7191 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 445,009 | Spl Credit | Total: 445,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	LT GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1955	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G13	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:	1	Rating:	Average

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.31964278
Const Adj.:	0.99989998
Adj $ / SQ:	138.549
Other Features:	81551
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	341787
Depreciation:	63572
Depreciated Total:	278215

COMMENTS

OF = SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 7		BRs: 3		Baths: 1					HB		

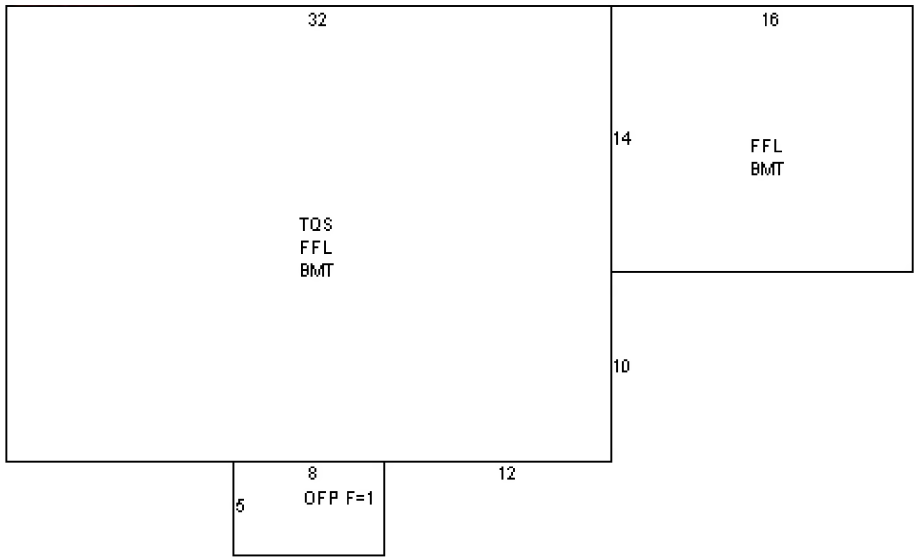
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	138.55
Special Features:	0	Val/Su Net:	107.00
Final Total:	278200	Val/Su SzAd	177.42

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	992	41.560	41,232
FFL	First Floor	992	138.550	137,440
TQS	3/4 Story	576	138.550	79,804
OFP	Open Porch	40	44.000	1,760

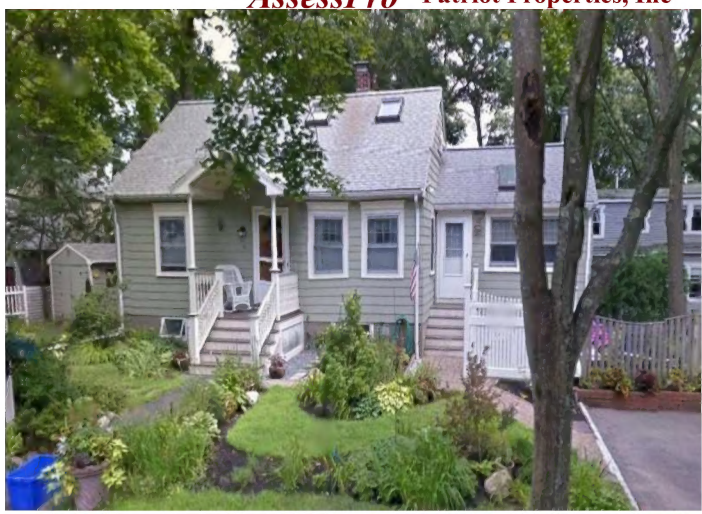
Net Sketched Area:	2,600			Total:	260,236
Size Ad	1568	Gross Are	2792	FinArea	1568

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc



MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 114.0-0007-0011.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	12X10	A	AV	2005	5.38	T	11.2	101			600			600
2	Frame Shed	D	Y	1	10X8	A	AV	2003	0.00	T	12.8	101						

More:	N	Total Yard Items:	600	Total Special Featues:		Total:	600